HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Little Rye Fields

Freehold
Tax Band: E

Great Leighs, Chelmsford, CM3 1FR

Guide Price £475,000

3 3 1 B

Boasting an UNOVERLOOKED & well-proportioned rear garden, EXTERNAL OFFICE/GYM)part-converted garage), an EN-SUITE to master bedroom plus family bathroom and d/stairs cloakroom is this IMMACULATELY PRESENTED three bedroom DETACHED property. Benefiting from a modern lounge with inset fireplace, spacious kitchen/diner, a driveway for two vehicles and further POTENTIAL TO EXTEND (STPP). Ideally positioned in a quiet CUL-DE-SAC location, STILL UNDER WARRANTY and set just 4 miles to Chelmsford's Park & Ride facility, with easy access to local amenities.

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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed secure main entry door, stairs to first floor, radiator, Amtico flooring and smooth ceiling.

CLOAKROOM:
Opaque double glazed window to front aspect, inset WC, inset wash hand basin with tiled splash backs, radiator, Amtico flooring and smooth ceiling.

LOUNGE:
15'01 x 10'06 (4.60m x 3.20m)
Double glazed window to front aspect (fitted with shutters), inset glass fronted fireplace, radiator, carpeted flooring and smooth ceiling.

KITCHEN / DINER:
Double glazed window to rear aspect (fitted with shutters), a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, dishwasher and space for washing machine, under stairs storage cupboard, wall-mounted boiler (in cupboard), radiator, Amtico flooring and smooth ceiling. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, airing cupboard, carpeted flooring and smooth ceiling.

MASTER BEDROOM:
10'10 x 9'11 (3.30m x 3.02m)
Double glazed window to front aspect (fitted with shutters), fitted wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:
Enclosed and fully tiled double shower unit, inset WC, inset wash hand basin with tiled splash backs, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:
11'03 x 9'00 plus recess (3.43m x 2.74m plus recess)
Double glazed window to rear aspect (fitted with shutters), radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:
8'05 x 8'01 (2.57m x 2.46m)
Double glazed window to rear aspect (fitted with shutters), radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, inset WC, inset wash hand basin with tiled splash backs, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden, enclosed by fencing and comprising patio area to immediate property rear with pathway to garage access door, gated side access, remainder mainly laid to lawn with barked area and some shrubs to borders.

GARAGE, DRIVEWAY & PARKING:
Part-converted garage, currently used as an external office with potential for multi-purpose use, fitted with power and lighting. Front portion of garage still retained for storage and fitted with up & over door. Driveway parking for two vehicles.

AGENTS NOTES:
Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.

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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.